



House of Representatives

General Assembly

File No. 474

January Session, 2003

Substitute House Bill No. 6073

House of Representatives, April 22, 2003

The Committee on Environment reported through REP. WIDLITZ of the 98th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING EXISTING DWELLING HOUSES ON LAND OWNED BY THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes or any public or special act, the South Central
3 Connecticut Regional Water Authority, created by special act 77-98, as
4 amended, may sell, lease, assign or otherwise dispose of any class I or
5 class II land, as defined in section 25-37c of the general statutes, upon
6 which a single-family dwelling or barn owned by the South Central
7 Connecticut Regional Water Authority is situated provided (1) such
8 single-family dwelling or barn was so situated prior to January 1, 1976,
9 (2) any underground storage tanks on such property have been
10 removed, (3) the property is not greater than the minimum acreage
11 required to meet zoning requirements plus any allowance necessary
12 for setback allowances and access or egress consistent with local
13 zoning and use requirements, and, if the single-family dwelling or

14 barn is located on class I land, such minimum acreage is met by
15 utilizing class II or class III land, as defined in section 25-37c of the
16 general statutes, to the greatest extent possible, (4) a restrictive
17 covenant that would limit the expansion of the single-family dwelling
18 or barn and restrict any activity or expansion of any activity that
19 would have a significant adverse affect on the public water supply is
20 placed on the property, and (5) for class I land, the single-family
21 dwelling or barn has historical significance, as confirmed, in writing,
22 by the Connecticut Trust for Historic Preservation or its successor
23 organization.

24 (b) The restrictive covenant required by subsection (a) of this section
25 shall include, but not be limited to, provisions ensuring that (1) the
26 premises shall only be used for a single-family dwelling or barn; (2) the
27 total impervious surface area, including, but not limited to, building
28 roofs, driveways, swimming pools, walkways and patios, shall not be
29 increased by more than two hundred fifty square feet over the existing
30 impervious surface area as of the date of the conveyance of the
31 property from the public water utility to other parties; (3) access is
32 provided to public drinking water utility staff to perform routine
33 inspections of the property, at a minimum, on an annual basis during
34 normal hours of business for the water utility; (4) underground storage
35 tanks are prohibited; and (5) any other provisions deemed necessary
36 by the South Central Connecticut Regional Water Authority to protect
37 the public water supply. The total existing impervious surface area
38 shall be established by an improvement location survey completed to
39 A-2 survey accuracy depicting any such areas, which survey shall be
40 filed on the land records with the restrictive covenant.

41 (c) Whenever the South Central Connecticut Regional Water
42 Authority intends to sell, lease, assign or otherwise dispose of any
43 class I or class II land consistent with this section upon which is
44 situated a single-family dwelling or barn, the South Central
45 Connecticut Regional Water Authority shall provide notice in writing,
46 by certified mail, return receipt requested, at least thirty days before
47 the date of the proposed disposition, to the Commissioners of

48 Environmental Protection and Public Health, the legislative body of
49 the city or town in which the single-family dwelling or barn is situated,
50 the Nature Conservancy, the Trust for Public Land, the Land Trust
51 Service Bureau and the Connecticut Fund for the Environment, of such
52 intention to sell or otherwise transfer such property. Such notice shall
53 include a copy of a survey depicting the acreage and property lines of
54 the parcel as well as the location of any single-family dwelling or barn
55 to be sold.

56 (d) All net proceeds, after costs of disposition, from the disposition
57 of such class I or class II land and dwelling or barn consistent with this
58 section shall be used by the South Central Connecticut Regional Water
59 Authority to protect or otherwise acquire interests, including, but not
60 limited to, fee title to or conservation easements over additional
61 watershed or aquifer land of public water systems. No sale, lease,
62 assignment or other disposition or change in use of class I or class II
63 land pursuant to this section shall occur after October 1, 2008.

This act shall take effect as follows:	
Section 1	from passage

ENV *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

Since passage of this bill is not anticipated to materially alter the regulatory responsibilities of the Departments of Public Health or Environmental Protection, no fiscal impact is anticipated to result.

OLR Bill Analysis

sHB-6073

AN ACT CONCERNING EXISTING DWELLING HOUSES ON LAND OWNED BY THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY.

SUMMARY:

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Environment Committee

Joint Favorable Substitute

Yea 22 Nay 0